

10/1/07 - Monday, October 1, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of October 1, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Davis, Levandowski, Larson, Kaiser, Waedt

Staff Present: Messrs. Tufte, Reiter, Genskow, Noel

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1397-07) - TR-1 to T-1, Glen Crest Court**

Troy and Corinne Berg have submitted a request to rezone their property at 3720 Glen Crest Court from Temporary R-1 to R-1 in order to construct a detached garage on the property.

No one appeared in support or opposition.

Mr. Kaiser moved to recommend approval. Mr. Waedt seconded and the motion carried.

2. **REZONING (Z-1398-07) - TR-1A to R-1, 3128 Folsom Street**

Kim Gillette, 1184 10th Avenue, Elk Mound, has submitted a request to rezone a 5-acre parcel recently annexed from Temporary R-1A to R-1 to allow for two-single family lots to be created and connected to existing utilities in Folsom Street.

No one appeared in opposition.

Mr. Kaiser moved to recommend approval. Mr. Kayser seconded and the motion carried.

3. **REZONING (Z-1399-07) - I-1 and R-3P, Commerce Valley
and
CONDITIONAL USE PERMIT (CZ-0725) - RV Sales in C-3P District
and
SITE PLAN (SP-0741) - Spickler RV Sales**

Clifford Spickler has submitted a request to rezone property at the northeast corner of I-94 and Hwy. 93 from I-1 and R-3P to C-3P and to adopt the General Development Plan (site plan) with a conditional use permit for an RV sales lot. The Comprehensive Plan>

Mr. Clifford Spickler, applicant, spoke in support. He stated that his proposed use will be an improvement over the previous use. There will not be any semi-trailer traffic and the business is closed in the evening and Sundays. He retails mostly new RV products with nothing older than 2000 models. He expects 25 customers/day with limited hours on Saturdays. He will have only 8 to 10 personnel on site. He also agrees to conditions in the staff report. He will keep approximately 40 units parked on site. He also stated that he is willing to provide landscape islands within the parking lot to break up the mass of asphalt.

No one appeared in opposition.

Mr. FitzGerald moved to approve the conditional use permit. Mr. Davis seconded and the motion carried.

Mr. FitzGerald moved to recommend approval of the rezoning and the site plan with the conditions listed in the staff report, adding a fourth condition to provide two landscaped traffic islands for staff approval within the parking lot. Mr. Larson seconded and the motion carried.

4. **REZONING (Z-1400-07) - TR-1A and R-3P to R-3P, Princeton Crossing Condos
and
PRELIMINARY PLAT (P-9-07) - Princeton Crossing Condos
and
SITE PLAN (SP-0742) - Princeton Crossing Condos**

Neil Haselwander presented a request to rezone property located at the southwest corner of Black Avenue and Providence Court, north of the North Crossing, from TR-1A and R-3P to R-3P and to approve the General Development Plan (site plan and pre-plat) for the Princeton Crossing Condominiums. The project is ten 4-plex condominiums on a 5-acre site. The Comprehensive Plan>

Mr. Haselwander stated that there are no front doors to the streets because the units are turned away from the highway

noise. These are one-story units to meet the market demand and the project will be completed in phases. Over that period he could extend the cul-de-sac north to LaSalle Street.

John Bowman, 2107 Providence Court, spoke in opposition. He is primarily concerned with the number of units and stated this was very high density even though it is less dense than the existing condo project.

Mr. Kayser moved to postpone consideration to allow applicant time to redesign the project to meet concerns of the staff and commission. Mr. Waedt seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-0723) - Motor Freight Storage Facility, White Avenue**
and
SITE PLAN (SP-0745) - Motor Freight Facility

Rodney Deaton, White Avenue Company, has submitted a request to allow a temporary motor freight storage facility off White Avenue which will serve as a parking area for semi-tractors and trailers and roll-off containers that are used by the business across the street at 3532 White Avenue. It is anticipated after two years the applicant will construct a permanent structure on the site and pave the parking lot. The use will occur on the I-1 and I-2 zoned land. The R-1 land will remain vacant as a buffer to the adjoining residential neighbors. This is provide a 20 to 140 foot vegetative buffer between the storage use and the residential properties. There will be a hard surface driveway and gravel surface lot for parking.

Brian Nodolf, attorney for the applicant, appeared in support. The company needs to expand the storage area to maximize the use of the shredder which will become operational this winter. There will be no open storage on site and the owners have no problems with the conditions in the report. The generally do not operate at night or weekends.

Valarie Mardis, 3416 Anderson Drive, spoke in opposition. She stated her first concern was safety for the neighborhood children. She felt the 140' buffer was not enough as the current wooded lot buffers the houses from noise and light pollution. The use will also decrease the value of the residential area.

Jane Seeley, 3106 Delbert Road, stated she has lived on the cul-de-sac for 30 years and the woods has protected her property from industrial conflicts. She noted the business to the north that the owners are not complying with the conditions and a semi-truck has damaged her garage. She is opposed to the increase in noise from this use.

Tim Seeley, 3106 Delbert Road, complained about the lack of communication from the company and the removal of trees without use approval.

Rodney Deaton, manager, stated that his firm has plans to fence the project to keep trespassers off. They will also comply with the conditions but need visibility of the site from the main office entrance.

Mr. FitzGerald moved to approve the request and site plan with the conditions listed in the staff report, eliminating condition #9 and adding that the property shall be fenced and the lot will be paved within three years. Mr. Larson seconded and the motion carried.

6. **CONDITIONAL USE PERMIT (CZ-0724) - Restaurants on Water Street**

Mr. Tufte reported that the Waterways and Parks Commission had postponed consideration of the item until October 15, 2007 for a special meeting. Therefore, the Plan Commission could not approve this item but could hold the public hearing. No one appeared to speak.

Mr. Davis moved to postpone consideration until October 15, Mr. Kayser seconded and the motion carried.

7. **CONDITIONAL USE PERMIT (CZ-0726) - Data Center, 1529 Continental Drive**

Great Lakes Educational Loan Service has submitted a request to allow expansion of their business at 1529 Continental Drive for a call center and customer service center operation. They will purchase the property and occupy the entire building.

Bruce Reshke, Great Lakes, appeared in support.

Brian Nodolf, attorney for the seller, also appeared in support.

Mary Giammona, 1411 Grover Road, stated that she has no concerns as long as the tree buffer is maintained.

Mr. Kayser moved to approve the request. Mr. FitzGerald seconded and the motion carried.

8. **CONDITIONAL USE PERMIT (CZ-0727) - Home Occupation, 1615 Nelson Drive**

James Smith has submitted a request to allow a home occupation for a financial service office at 1615 Nelson Drive. The primary function of the business is originating mortgage loans with occasional clients stopping by to sign papers.

No one appeared in support or opposition.

Mr. FitzGerald moved to approve the request. Mr. Davis seconded and the motion carried.

9. **CONDITIONAL USE PERMIT (CZ-0728) - Storage in CBD District, 415 E. Main Street**

Ryan Stilp has submitted a request to allow a storage facility at 415 E. Main Street for personal and business supplies. He will be purchasing the building and filing a CSM for the lot.

Mr. Stilp appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the condition listed in the staff report. Mr. Kayser seconded and the motion carried.

10. **EXCESS LAND - Menomonie Street**

Mr. Ken Van Es, Executive Director of the YMCA, presented a request to declare as excess City property located on Menomonie Street, west of the entrance to Carson Park. He presented a potential layout of a building and parking lot on the site, which also included other properties to the west along North Clairemont Avenue. There would be a 100-foot setback from the south shore of Half Moon Lake, which will remain with the City. Mr. Van Es stated that the project will be approximately 180,000 sq. ft and cost in the range of 30 to 40 million. It is located on bus and bicycle routes and is a central location. There will be community rooms available for other public groups to meet.

Susan Kaul, 1932 W. Mead Street, spoke in opposition. She felt the site should remain for educational purposes. She also felt this use needs to have more environmental studies performed.

Mr. FitzGerald moved to recommend approval. Mr. Larson seconded and the motion carried. Mr. Kaiser abstained.

11. **REALIGNMENT - Whipple Street**

Luther Midelfort has submitted a request to realign the segment of Whipple Street and the underlying public utilities, from vacated Beach Street to Fulton Street. The proposed realignment is to accommodate the proposed bed tower addition (SP-0744). Luther Hospital will dedicate the new right-of-way in exchange for the City vacating the existing right-of-way. The hospital will bear the cost of design and construction. Mr. Genskow presented the request.

Mr. Larson moved to recommend approval with the conditions recommend by the Waterways and Parks Commission. Mr. Kaiser seconded and the motion carried.

12. **OFFICIAL MAP - Hendrickson Drive Service Road**

Mr. Genskow presented the placing on the Official Map the realignment of the frontage road for Hendrickson Drive, east of Craig Road. This request is the result of a condition on a site plan (SP-0733) for a Kwik Trip store at 2903 Hendrickson Drive. The frontage road will be realigned from approximately 150 feet east of Craig Road and connect to MacArthur Avenue approximately 300 feet east of Craig Road, allowing for the abandonment of the frontage road directly in front of the existing gas station.

No one appeared for comment.

Mr. Davis moved to recommend approval. Mr. Kayser seconded and the motion carried.

13. **SITE PLAN (SP-0738) - VFW Addition, 1300 Starr Avenue**

The VFW has submitted site plan for an enclosed porch building expansion for their building at 1300 Starr Avenue. The 799 square foot addition replaces a former three-season porch. The addition will maintain the original 115-foot approximate setback from Dells Pond shoreline.

Scott Kramer, representing the VFW, appeared in support and noted the trash dumpster will be enclosed within two weeks.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

14. **SITE PLAN (SP-0743) - Shopping Center Addition, Mall Drive**

SLL Properties has submitted a site plan for a 7,167 square foot retail building addition located at 2734 Mall Drive. The site plan shows a 68-stall parking lot when 80 are required by square footage. The site is located within 500 feet of a bus route and will provide bike racks. Therefore, the site qualifies for a 15% reduction. A significant amount of the site's storm water will be directed to a pre-treatment swale along Mall Drive and then flow into a bio-retention pond at the corner of the lot.

Mr. Knute Lindquist appeared in support.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

15. **SITE PLAN (SP-0744) - Luther Hospital Bed Towers, Whipple Street**

Ayres Associates has submitted a site plan for the bed tower addition to Luther Hospital. The addition is five stories, with 358,000 square feet of floor space designed as two wings to the west of the existing hospital. The site for the addition is made possible by the proposed relocation of Whipple Street and the approval of the parking ramp to the south.

Disa Wahlstrom, Ayres Associates, appeared in support.

Mr. Kayser moved to approve the site plan with the conditions listed in the staff report. Mr. Davis seconded and the motion carried.

Minutes

The minutes of the meeting of September 17, 2007, were approved.

Fred Waedt
Secretary